

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 1, 2014



FP14-04: proposed Final Plat of Tiffany Park Business Center

SIZE AND LOCATION: 6.404 acres of land out of the J.W. Scott Survey, A-49, located at the southeast corner of Boonville Road (F.M. 158) and Copperfield Drive

EXISTING LAND USE: vacant acreage

ZONING: Retail District C-2)

APPLICANT(S): Rostell Chapman for C H & H Cemetery Road Partnership

AGENT(S): Schultz Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed subdivision creates two lots on 6.404 acres of vacant land currently zoned Retail District (C-2). The new lots are proposed to be 1.782 acres and 4.622 acres in size, respectively.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.